

# Policy Plan Amendment: Outreach Update

September 26, 2024



PLANNING & DEVELOPMENT



# Policy Plan Amendment

## Agenda



- 1 Outreach Phase I Recap and Metrics
- 2 Research and White Papers
- 3 Outreach Phase II Information
- 4 Upcoming Meetings and Events

# Policy Plan Amendment Outreach Phase I Recap and Metrics



**PLAN FORWARD**  
Countywide Policy Plan Update

Fairfax County Department of Planning & Development

Countywide Plan Amendment  
FA 2022-CW-3CP

### Join us to Plan Ahead for Fairfax!

Fairfax County has launched a new, multi-year project to update policies that guide how land is developed. Called **Plan Forward**, the project focuses specifically on the Policy Plan which is a component of the Comprehensive Plan, the county's long-term vision for land use.

Plan Forward is an important opportunity to ensure updated Comprehensive Plan policies such as land use, housing, sustainability, and transportation, enhance the quality of life for our residents. Initial community engagement opportunities include in-person and virtual informational meetings that are scheduled in May and June.

Community input is critical to reflect the community's planning vision. Plan Forward is guided by several county efforts, such as the Countywide Strategic Plan, One Fairfax, Resilient Fairfax, Active Fairfax, and the Parks, Recreation, Open Space, and Access Strategy.

Find more information about Plan Forward and the latest opportunities to participate on our project website: <https://www.fairfaxcounty.gov/planning-and-development/policy-amendment-in-countywide-development>

Take the Survey!

Scan Me Use Phone Camera

Fairfax County, VA, Publication: May 2024

**PLAN FORWARD**  
Countywide Policy Plan Update

Area Impacted

The Policy Plan applies countywide and is used as a document to guide future land use decisions.

Fairfax County

Key Considerations

- LAND USE**
  - Encompasses both urban and suburban sections of Fairfax County.
- COMMUNITY HEALTH**
  - Introduces new language to encourage consideration for the health and well-being of the community with land use and development decisions.
- EQUITY**
  - Introduces new language to encourage consideration of equity with land use and development decisions.
- TRANSPORTATION**
  - Provides the framework for the continued development of the county's transportation system as the county continues to grow in population and employment, and the changing characteristics of the transportation systems.
- ENVIRONMENT AND PARKS & RECREATION**
  - Reveals the County's lush, open and stream valleys. Emphasizes sustainable and resilient development and provide additional open and recreational spaces.

### Upcoming Community Kick-Off Meetings

Date	Time	Location
Community Kick-Off Meeting	Wednesday, May 29th 6:30 p.m. - 8:30 p.m.	Cathy Hudgins of Southgate Community Center
Community Kick-Off Meeting	Thursday, June 6th 6:30 p.m. - 8:30 p.m.	Scott Community Center
Community Kick-Off Meeting	Friday, June 7th 10:00 a.m. - 12:00 p.m.	Geary Hyland Government Center
Virtual Community Kick-Off Meeting	Monday, June 10th 12:00 p.m. - 1:30 p.m.	Virtual Meeting
Community Kick-Off Meeting	Monday, June 10th 6:30 p.m. - 8:30 p.m.	James Lee Community Center
Virtual Community Kick-Off Meeting	Thursday, June 27th 7:00 p.m. - 8:00 p.m.	Virtual Meeting

Fairfax County Department of Planning and Development  
Community Engagement Specialist Sarah Godfrey • 15 May

It's time to get involved with Plan Forward -- our new, multi-year project to update the policies that impact future land use decisions and potential development. [See more](#)

**PLAN FORWARD**

Plan Forward: Help Shape Policy to Guide Land Use and Develop...  
fairfaxcounty.gov

Posted to Subscribers of Fairfax County Department of Planning and Development

9 3 • 28,166 Impressions

**PLAN FORWARD**

Plan Forward with Fairfax in Summer 2024

351 views • 4 months ago

Join us as we plan ahead for the future of Fairfax!

**PLAN FORWARD**

Plan Forward is Fairfax County's new, multi-year project to update the policies that impact future land use decisions and potential development throughout the county.

Scan the QR code to find out how you can get involved.

# Policy Plan Amendment Outreach Phase I Summary



<b><u>Method of Engagement</u></b>	<b><u>Impact</u></b>
Channel 16 Kick-off Video	758 Cable Views (min.)
PublicInput Project Page	153 Participants   143 Subscribers
YouTube (3 videos)	532 Views
Fairfax Connector Ads	840,200 Riders (est.)
NextDoor (10 posts)	108,136 Impressions (views)
Facebook (9 posts)	1,524 Views   77 Interactions
Staff Kick-off Meeting (In-Person)	31 Participants
Community Kick-off Meetings (In-Person)	18 Participants
Community Kick-off Meetings (Virtual)	57 Participants

# Policy Plan Amendment Outreach By the Numbers



## Completed Goals

6 Kick-off Meetings  
Across the County

- Includes in-person Open Houses and virtual meetings

Post 150  
advertisements on  
Fairfax Connector  
buses

Share information  
with the county's  
23 libraries and 9  
rec centers

Translate materials  
into the top 7  
languages

## Ongoing Goals

Outreach to 300+  
Stakeholder groups

- Includes 100 county agencies and BOS Offices

Reach more than  
200,000 residents  
through social  
media

Hold 20 focus group  
meetings

Create 3 Channel  
16 videos (1 for  
each phase)

# Policy Plan Amendment Research and White Papers



- Research areas and white paper topics identified based on outreach completed to date, to provide guidance ahead of making policy-related decisions.
- Topics identified include complete streets and placemaking, equitable development, stormwater management, healthy communities, and land use trends.
- Anticipated release of research and white papers by the end of 2024.
- Clarion reports on office, retail, and industrial trends to be published October 2024.

**PLAN FORWARD** Office Building Repurposing

### INTRODUCTION

This paper presents the status of office building repurposing in the county.

Data provided during the summer of 2023 to the Planning Commission and Board of Supervisors included information related to vacancy rates through 2022. At the end of 2022, the office vacancy rate in Fairfax County reached 16.7 percent, the highest level in decades.<sup>1</sup> At mid-year 2023, the office vacancy rate was 17.1%.<sup>2</sup> At the end of 2022, the county's highest office vacancy rates were found in submarkets that are not served by rail transit, including Newington/Lorton (43.3%), Baileys Crossroads (38.4%), Vienna (23.5%), and the Fairfax Center/Dakton Area (22.2%).<sup>1</sup>

Submarket	Vacancy Rate
Reston	3.0%
McLean/Woodbridge Falls	3.4%
Arlington	11.4%
Westfield	12.3%
Chantilly	12.9%
Seven Corners	13.2%
Springfield/Fairfax	14.3%
Richmond Highway	14.4%
Herndon	15.3%
Tysons	16.7%
Reston	16.7%
Dulles	17.2%
Fairfax/Dakton	19.4%
Vienna	22.2%
Baileys Crossroads	23.5%
Newington/Lorton	38.4%
Newington/Lorton	43.3%

Not evident in the chart is the fact that some of the county's vacancy rate reflects lease-up of newly constructed and highly amenitized buildings (considered "Class A" type) in proximity to Metro, that are in the process of being occupied. Other, older buildings, especially in the Reston and Tysons submarkets, have already been rezoned for redevelopment and are vacant while awaiting demolition.

<sup>1</sup> SOURCE: Fairfax County Economic Development Authority. [Real Estate Dashboard](#), 2022 year-end.  
<sup>2</sup> SOURCE: Fairfax County Economic Development Authority

Office Building Repurposing White Paper Page 1

# Policy Plan Amendment Outreach Phase II Information

- Focused topic meetings for community (virtual).
- Pop up stands at existing community events.
- Additional in-person and virtual community meetings.
- Continued coordination with county agencies and outreach groups.
- PC Policy Plan Committee: 10/24
- BOS Land Use Policy Committee: 11/26



# Policy Plan Amendment

## Upcoming Meetings and Events



### October 2024

- Focused Topic Meetings (Virtual)
  - 11 Meetings Scheduled
- Farmer’s Market Pop-ups
  - Oakmont: 10/16
  - Wakefield: 10/23
  - Kingstowne: 10/25
  - Burke: 10/26
  - Herndon: 10/31
- Community Event Pop-ups
  - Providence Back-to-School: 10/5
  - Centreville Days: 10/19
  - Eileen Garnett Civic Space Fall Festival: 10/19

### November 2024

- Focused Topic Meetings (Virtual)
  - 3 Meetings Scheduled
- Farmer’s Market Pop-ups
  - Reston: 11/2
  - Lorton: 11/3
  - Annandale: 11/14
  - McLean: 11/15
  - Mount Vernon: 11/27
- In-Person Community Meetings
  - 11/16/2024: Lorton Library
  - 11/18/2024: Chantilly Regional Library
  - 12/2/2024: George Mason Regional Library



# DISCUSSION





PLANNING & DEVELOPMENT

PLAN  
FORWARD



# Policy Plan Amendment: Outreach Update

September 26, 2024